



WATERVILLE PLANNING BOARD MINUTES

DATE OF MEETING: August 2, 2021

VENUE: Waterville Junior High School and via Webinar

MEMBERS PRESENT: x Samantha Burdick, Chair
x April Chiriboga
x Tom DePre
x David Johnson
x Hilary Koch
x Uria Pelletier
x Bruce White

STAFF PRESENT: Ann Beverage, City Planner
Alli Brochu, Administrative Assistant
Sarah Cross, Deputy City Clerk

MINUTES:

Tom DePre made a motion to approve the minutes of the July 26, 2021, meeting. David Johnson seconded. Vote 7-0 in favor.

ITEM 1: NextGrid is requesting review for revisions to a previously approved plan for a solar farm to be constructed at 101 Webb Road. This review is in accordance with Section 9.4 of the Subdivision & Site Plan Review Ordinance.

Engineer Gil Paquette with VHB reported that NextGrid revised the site plan for its Webb Road Solar Project to minimize environmental impacts. The revised layout shows solar panels north of the CMP easement in an area approximately 2.1 acres in size. That area is surrounded by forest and therefore will not be seen from any vantage point.

ACTION:

Bruce White made a motion to approve the project with the following conditions which the Board placed on an earlier version of the plan a year ago on August 17, 2020:

FIRE:

1. The Fire Department requires a general life safety review prior to equipment installation. WFD will review the solar equipment, emergency shutoffs, proposed underground wiring, and training to mitigate hazards.
2. The gravel access road shall have an unobstructed width of not less than 20 feet and shall be designed to support the weight of fire apparatus.

3. An assigned project manager shall be available to conduct periodic walkthroughs as determined by the Fire Chief and/or Police Chief to aid in emergency response, should an emergency occur during the construction phase.
4. The developer will provide gate access through an approved means at the main entrance or a position acceptable to the Fire Chief to allow after hours emergency access.
5. The developer will provide three contact names and telephone numbers of "Responsible Employees" to WFD to provide "after hours" response to alarms, etcetera.

ACCESS ROAD:

1. The developer must submit a road section to the City Engineer for approval prior to construction. (See requirement number 2 above.)

Uria Pelletier seconded. Vote: 7-0 in favor.

ITEM 2: Public hearing on a request by BACAS to rezone 72 Pleasant Street and 5 Middle Street (Assessor Map 48, Parcels 197, 201, 201-1, and 201-2) from Residential-D (R-D) and Residential-B (R-B) to Contract Zoned District/Commercial-A (CZD/C-A). The request is to allow for the conversion of the former Sacred Heart Church to an events center as well as commercial use of the office building and continued residential use of the rectory. This review is in accordance with Section 7.1 of the Zoning Ordinance.

DISCUSSION:

The Board heard comments from the following: Thomas Swider and Jennifer Bergeron representing BACAS, attorney for the neighbors Tom Schoening, attorney for the City Jim Katsiaficas, Maureen Ausbrook, two residents of the condominiums on Pleasant Street, Kate Roy, Linda and Sebouh Der Simonian, Jeff Karter, Mike Gorman, Paul Roy, Josh Martin, Marilyn Canavan, Tom DePre (Senior), Leo St Peter, and Ron Merrill.

ACTION:

Samantha Burdick made a motion to continue the discussion to August 24, 2021, because of audio difficulties for persons participating remotely. Bruce White seconded. Vote 7-0 in favor.

For additional information, please see the minutes of the May 17, June 7, July 12, and July 26, Planning Board meetings.